This instrument prepared by
and after recording return to:
Jordan McCarthy, Esq.
Dentons US LLP
233 S. Wacker Drive, Suite 5900
Chicago, IL 60606

Address New Owner as follows:
BMTN Owner LLC
c/o AJ Capital Partners
429 Chestnut Street
Nashville, TN 37203

Send tax bills to:
(same as New Owner)

Map Parcel Number:
11603000400

Karen Johnson Davidson County
Batch# 1375770 DEEDQC
02/04/2026 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260204-0007851

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2026

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Comm. Expires: May 3, 2027

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **HARDING PIKE LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **BMTN OWNER LLC**, a Delaware limited liability company, its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of January 23, 2026.

GRANTOR:

HARDING PIKE LLC,
a Delaware limited liability company

By: _____
Name: Benjamin Weprin
Title: President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin Weprin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Harding Pike LLC, the within named Grantor, a Delaware limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, the 9th day of January, 2026.

My Commission Expires: May 3, 2027

Notary Public

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at a concrete monument found in the southwest line of BMTN OWNER LLC, recorded as DB-20230713 0053545 ; thence along BMTN's southwest line S 01°29'12" E 39.97' to a concrete monument found; thence continuing with BMTN S 04°32'32" E 95.87' to a new half inch rod with cap," C MCGILL RLS 2699" set at the southeast corner of BMTN on the northwesterly right of way Harding Pike; thence with Harding Pike S 48°33'28" W 286.22' to a new half inch rod with cap," C MCGILL RLS 2699" set on the right of way of Harding Pike at the beginning of a curve concave to the north at the intersection of Harding Pike with Hillwood Blvd; thence with the curve with a Radius Length of 145.83', an Arc Length of 84.11', a Chord Bearing of N 70°25'52" E, a Chord Length of 82.95', and a Delta Angle of 33°02'43" to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the right of way of Hillwood Blvd ; thence along Hillwood Blvd S 86°52'50" W 28.43' to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the right of way of Hillwood Blvd at the beginning of a curve concave to the south; thence continuing along Hillwood Blvd with the curve with a Radius of 181.31', an Arc Length of 128.33', a Chord Bearing of S 68°59'06" W, a Chord Length of 125.67', and a Delta Angle of 40°33'19" to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the right of way of Hillwood Blvd; thence continuing with Hillwood Blvd S 49°26'14" W 161.35' to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the right of way of Hillwood Blvd at the beginning of a curve concave to the north; thence with the curve with a Radius of 124.85', an Arc Length of 87.70', a Chord Bearing of S 70°17'08" W, a Chord Length of 85.90' , and a Delta Angle of 40°14'41" to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the right of way of Hillwood Blvd at the southeast corner of a right of way acquisition by the State of Tennessee recorded as Instrument No. 202405080033816; thence with the State of Tennessee N 21°52'51" E 23.70' to a new half inch iron rod with cap," C MCGILL RLS 2699" set at the northeast corner of the State of Tennessee; thence with the State of Tennessee N 68°07'09" W 88.07' to a new half inch iron rod with cap," C MCGILL RLS 2699" set at the intersection of the right of way of Hillwood Blvd with the right of CSX Railroad 25' from the centerline of the track; thence along the southeasterly right of way of CSX Railroad N 36°55'57" E 780.47' to a new half inch iron rod with cap," C MCGILL RLS 2699" set on the CSX Railroad right of way a break to the right ; thence S 58°29'10" E 24.69' along the right of way to a new half iron inch rod with cap," C MCGILL RLS 2699" set at the southwest corner of BMTN; thence along the south line of BMTN S 58°29'10" E 253.50' to the Point of Beginning containing 4.62 acres per survey of Cliff McGill RLS 2699 on January 24, 2025.

Being part of the same property conveyed to Harding Pike LLC, a Delaware limited liability company, by Deed from H. G. Hill Realty Company, LLC, a Tennessee limited liability company, of record in Instrument No. 202502050008713, in the Register's office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Theresa Rouse Keneard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 23, 2026 (date of document).

Theresa Rouse Keneard
Affiant Signature

January 23, 2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 14th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025